



219 SOUTH FOURTH STREET

MINNEAPOLIS, MINNESOTA

MARK GLOBUS

GLOBAL ONE COMMERCIAL

612-333-0606

# Federal Plaza

B U S I N E S S   C O N D O M I N I U M S



Your Business | Your Investment | Your Building

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# Your Business

A DISTINGUISHED SPACE, A NEW OPPORTUNITY

In the heart of the Minneapolis Central Business District, there is one building that combines a prestigious address in an exceptional location, with all the privileges of ownership. That building is Federal Plaza Business Condominiums.

One of the few boutique office buildings in Minneapolis, Federal Plaza offers the rare opportunity for your business

to invest in your office space, and reap the benefits of owning prime downtown real estate. Located within a block

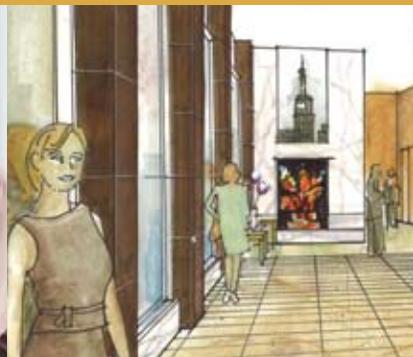
of the U.S. Federal Court House, Hennepin County Government Center, Minneapolis City Hall, Grain Exchange

Building, US Bank Plaza, Fifth Street Towers and other business district landmarks. Federal Plaza could not be

more conveniently – or strategically – situated. And with a multi-million dollar renovation underway, it will be a gem

truly worthy of its setting. Federal Plaza is poised to become the next great urban address ... and the next smart

move for your business.





# F P

## Federal Plaza

Federal Plaza is smart – it looks and feels highly unique – the benefits are obvious.

- Marble finishes, panel wood, recessed lighting and a roaring fireplace in the lobby
- Standard finish package or upgrade to custom millwork, lighting design, carpet, wall covering and distinctive paint tones
- Tenant improvement package allows each owner to customize the office layout

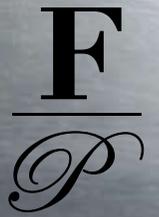


# Your Building

AN ADDRESS WITH HISTORIC ADVANTAGES

When you choose Federal Plaza, you own something quite exceptional. You get the convenience and prestige of an office in an outstanding location. You have the luxury of a sparkling top-to-bottom renovation that is transforming this hidden jewel of a building into one of the great downtown addresses. And by working with our architectural team, you get an office designed from the ground up to fit your image and requirements. Federal Plaza looks, feels and benefits your company like no other building downtown. It is steps to Kieran's Irish Pub, The Atlas Grill, Eddington's and Caribou Coffee®. Its location is enviable with the Hiawatha Light Rail Line, Hennepin County Government Center and Nicollet Mall all within two short blocks. Best of all, you will be part of a small, select community of like-minded investors, who share your pride in ownership. There are just seven ownership opportunities available at Federal Plaza, ranging from 3200 square foot suites to multi-floor office plans.





## Federal Plaza

Finally an office space as distinctive, visionary, and sharp as your business.

- New Class A building lobby
- Distinctive glass and metallic front awning
- Gorgeous uplighting for building facade
- New Class A elevator package
- Central downtown Minneapolis (CBD) location



# Your Investment

OWNERSHIP HAS ITS PRIVILEGES

There are very few opportunities to own prime office space in downtown Minneapolis. And in today's low interest rate environment, ownership costs are competitive with leasing. That is why owning at Federal Plaza is such a smart strategy for your company or firm. Office space is a significant cost for your business. Why not realize a strong return on that investment? Unlike leasing, ownership builds equity you can take to the bank. You also get significant tax advantages through depreciation. Your building investment is professionally managed – giving you all the benefits of leasing but allowing your company to reap the rewards of ownership. You have the chance to own downtown real estate that will only grow in value, without all the headaches associated with full solo ownership. The amount of office space available at Federal Plaza is very limited. So if you want to take advantage of this remarkable ownership opportunity, it is important to act quickly.





# F P Federal Plaza

Federal Plaza offers you a rare opportunity with clear investment advantages.

- Pride and satisfaction of owning a piece of exceptional downtown real estate
- Ownership costs which are competitive with leasing
- Professionally managed – but your company reaps the rewards of ownership

